



Division of Land / Environmental Review

City Hall • 200 N. Spring Street, Room 750 • Los Angeles, CA 90012



FINAL ENVIRONMENTAL IMPACT REPORT ***Volume 1***

NBC Universal Evolution Plan

ENV-2007-0254-EIR

STATE CLEARINGHOUSE NO. 2007071036

Council District 4

THIS DOCUMENT COMPRISES THE SECOND AND FINAL PART OF THE ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE PROJECT DESCRIBED. THE DRAFT EIR (VOLUMES 1 THROUGH 27) WHICH WAS PREVIOUSLY CIRCULATED FOR PUBLIC REVIEW AND COMMENT, COMPRISES THE FIRST PART.

Project Address: 100 Universal City Plaza, Universal City, CA 91608

Project Description: Universal City Studios LLLP, L.P., proposes the NBC Universal Evolution Plan (the "Project"), which sets forth the framework to guide the development of an approximately 391-acre site located in the east San Fernando Valley near the north end of the Cahuenga Pass (the "Project Site"). The Project, as proposed, would involve a net increase of approximately 2.01 million square feet of new commercial development, which includes 500 hotel guest rooms and related hotel facilities. In addition, a total of 2,937 dwelling units would be developed. Implementation of the proposed Project would occur pursuant to the development standards set forth in two proposed Specific Plans. The proposed Universal City Specific Plan addresses development within the portion of the Project Site located within the City of Los Angeles, whereas the proposed Universal Studios Specific Plan addresses development within the portion of the Project Site located under the jurisdiction of the County of Los Angeles. Under the proposed Project, portions of the Project Site that are currently in the County of Los Angeles would be annexed into the City of Los Angeles, while other areas would be detached from the City of Los Angeles and returned to the jurisdiction of the County of Los Angeles. The proposed annexation/detachment reflects the Applicant's objective to establish jurisdictional boundaries that follow existing and planned on-site land use patterns.

APPLICANT:

Universal City Studios LLLP, L.P.

PREPARED BY:

**Environmental Review Section
Los Angeles City Planning Department**

July 2012

Table of Contents

Page

VOLUME 1

I. INTRODUCTION/SUMMARY	1
A. Introduction.....	1
B. Overview of the Project and CEQA Process	2
C. Discretionary Actions Requested and Permits Required.....	8
D. Public Review Process	14
E. Areas of Controversy.....	15
F. Project Objectives	15
G. Alternatives.....	19
H. Summary of Environmental Impacts and Mitigation Measures.....	40
I. Summary of Significant and Unavoidable Impacts	258
II. CORRECTIONS AND ADDITIONS	266
III. RESPONSES TO COMMENTS.....	405
A. Introduction.....	405
B. Matrix of Comments Received in Response to the Draft EIR	406
C. Topical Responses	463
C.1 Topical Response No. 1: EIR Process	464
C.2 Topical Response No. 2: Adequacy of the Draft EIR.....	466
C.3 Topical Response No. 3: Defining the Proposed Project.....	469
C.4 Topical Response No. 4: Transportation Demand Management.....	472
C.5 Topical Response No. 5: Transit Mitigation	477
C.6 Topical Response No. 6: Freeway Improvements.....	480
C.7 Topical Response No. 7: Neighborhood Intrusion	482
C.8 Topical Response No. 8: Mitigation Monitoring and Phasing	485
C.9 Topical Response No. 9: Signage and Traffic Study	486
C.10 Topical Response No. 10: East-West Road Alternatives.....	492

VOLUMES 2-7

D. Comment Letters and Responses	495
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List of Appendices

VOLUMES 8–11

Appendix FEIR-1: Draft EIR Comment Letters

VOLUME 11

Appendix FEIR-2: Analysis in Response to Judicial Opinion Regarding Sunnyvale West Neighborhood Association v. City of Sunnyvale City Council

VOLUME 12

Appendix FEIR-3: Supplemental Intersection Level of Service Tables and Worksheets

Appendix FEIR-4: Bicycle Traffic Counts for the NBC Universal Evolution Plan

Appendix FEIR-5: County of Los Angeles Noise Study

Appendix FEIR-6: Environmental Ambient Noise Measurements

Appendix FEIR-7: Supplemental Noise Study—Technical Report—Forest Lawn Drive

Appendix FEIR-8: Freeway Health Risk Assessment—Vehicle Emissions

Appendix FEIR-9: Biological Resources Associated with NBC Universal Plan

Appendix FEIR-10: NBC Evolution Plan Oak Tree Report Response to Comment

Appendix FEIR-11: Universal Studios Fire—Fire Flow Assessment Report

Appendix FEIR-12: Climate Change Technical Report

Appendix FEIR-13: Proposed Signage and Traffic Safety for the NBC Universal Evolution Plan

List of Figures

<u>Figure</u>		<u>Page</u>
<u>VOLUME 1</u>		
1	Regional Vicinity Map.....	4
2	Project Location Map	5
3	Aerial of Existing and Proposed Jurisdictional Boundaries	6
21 (REVISED)	Proposed Circulation Plan.....	268
73B (REVISED)	Neighborhood Intrusion Impacts—Future with Project with Funded Improvements Scenario	273
74 (REVISED)	Proposed Circulation Plan.....	274
219 (REVISED)	Location of Existing and Proposed On-Site and Off-Site Substations and Off-Site Transmission Lines	304
227	Alternative 10—Proposed Setback Location and Dimensions	340
228	Alternative 10—Conceptual Site Plan	341
229	Alternative 10—Proposed Development Areas.....	342
230	Alternative 10—Proposed Height Zones	343
231	Alternative 10—Annexation/Detachment Areas	346
	Intersection #79—Pass Avenue and Alameda Avenue	397

VOLUME 2

4	Neighborhood Intrusion Impact Analysis—Figure With Project With Funded Improvements Scenario	544
---	---	-----

VOLUME 3

5	County of Los Angeles General Plan Update Program Draft Mobility Element—Draft Update to Los Angeles County Highway Plan	1483
6	Figure 219 (Revised) Location of Existing and Proposed On-Site and Off-Site Substations and Off-Site Transmission Lines	1513

<u>Figure</u>		<u>Page</u>
7	Updated Intersection Improvement Drawing: Intersection #79— Pass Ave. & Alameda Ave.	1547
8	Improvement Drawing: Intersection #81 Pass Avenue and Olive Avenue.....	1549
9	Neighborhood Intrusion Impact Analysis—Future With Project With Funded Improvements Scenario	1639
<u>VOLUME 4</u>		
10	Neighborhood Intrusion Impact Analysis—Future With Project With Funded Improvements Scenario	1935
11	Distance Between Project Site and Griffith Park	2124
12	Location of On-Site Berms	2175
13	Neighborhood Intrusion Impact Analysis—Future With Project With Funded Improvements Scenario	2307
<u>VOLUME 5</u>		
14	Location of On-Site Berms	2774
15	Location of On-Site Berms	2810
<u>VOLUME 6</u>		
16	County of Los Angeles General Plan Update Program Draft Mobility Element—Draft Update to Los Angeles County Highway Plan.....	3224
17	County of Los Angeles General Plan Update Program Draft Mobility Element—Draft Update to Los Angeles County Highway Plan.....	3442
<u>VOLUME 7</u>		
18	County of Los Angeles General Plan Update Program Draft Mobility Element—Draft Update to Los Angeles County Highway Plan.....	3598

<u>Figure</u>		<u>Page</u>
19	County of Los Angeles General Plan Update Program Draft Mobility Element—Draft Update to Los Angeles County Highway Plan.....	3605
20	Location of On-Site Berms	3917
21	Neighborhood Intrusion Impact Analysis—Future With Project With Funded Improvements Scenario	3973

List of Tables

<u>Table</u>		<u>Page</u>
<u>VOLUME 1</u>		
1	Summary of Project Impacts After the Implementation of Project Design Features and Mitigation Measures	42
150 (Revised)	Estimated Student Generation By Project's Net New Non-Residential Floor Area	285
178 (Revised)	Cumulative Increase in Southern California Edison Electricity Demand.....	298
182 (Revised)	Cumulative Increase in Southern California Edison Electricity Demand—No Annexation Scenario.....	299
202 (Revised)	California Greenhouse Gas Inventory <i>Million Metric Tons Carbon Dioxide Equivalent</i>	311
207 (Revised)	Project and CARB 2020 BAU GHG inventories.....	329
286	Summary and Comparison of Trip Generation Estimates (with Transportation Demand Management Trip reductions)	351
287	Summary of Operational Emissions Alternative 10— Maximum Incremental Increase (pounds/day)	361
288	Alternative 10 Non-Residential Student Generation	367
289	Comparison of Alternative 10 and Proposed Project Student Generation.....	368
290	Alternative 10 Wastewater Flows	372
291	Alternative 10 Water Consumption	374
292	Alternative 10 Demolition and Construction Waste Generation.....	376
293	Alternative 10 Operational Waste Generation	377
294	Alternative 10 Electrical Consumption	379
295	Alternative 10 Electrical Demand	380
296	Alternative 10 Natural Gas Consumption	382

<u>Table</u>	<u>Page</u>
297	Comparison of Alternative 10 and Proposed Project Permanent On-Site Employees 385
298	Comparison of Alternative 10 Population with Adopted SCAG Population Forecasts..... 386
299	Comparison of Alternative 10 and Proposed Project Housing Forecasts..... 387
300	Summary of Comparative Impacts: Proposed Project and Alternative 10 390
III-7 (Revised)	Estimated Student Generation by Project's Net New Non-Residential Floor Area 399
2	Response to Comments Matrix 406
<u>VOLUME 2</u>	
3	TDM Program Summary..... 474
<u>VOLUME 3</u>	
4	Analysis of Potential Increase in Library Cards Issued by Burbank's Buena Vista Branch Library Due to Proposed Project Development 1563